1   **WHAT IS CLAIMED** as being new, useful and desired to be protected by Letters Patent

2   of the United States is as follows:

1   1.   A method of conducting on-line real estate brokerage services over the internet,

2   the method comprising the steps of:

3   a)   receiving on a host computer property listings from remote personal

4   computers via the internet; said property listings including descriptive

5   indicia, price, digital photographs and/or streaming video, all relating to

6   each property for sale;

7   b)   storing said property listings in a searchable database on said host

8   computer;

9   c)   allowing prospective buyers to search for and display on their remote

10   personal computers any or all of said property listings via the internet;

11   d)   receiving on said host computer from said remote personal computers

12   information and authorizations necessary to procure credit histories of

13   said prospective buyers;

14   e)   receiving on said host computer said credit histories of said prospective

15   buyers from remote computers of outside credit information providers via

16   the internet;

17   f)   transmitting said credit history from said host computer to said remote

18   personal computers of said sellers via the internet or alternatively allowing

19   said remote personal computers to access said information on said host

20   computer;

21   g)   permitting said prospective buyers and said sellers to schedule showing

22   dates and times on said host computer via the internet;

23   h)   permitting said prospective buyers and said sellers to negotiate the terms

24   of sale of the listed properties through said host computer via the internet;

25   i)   receiving on said host computer from said remote personal computer of

26   said prospective buyers and said sellers data for the completion of all

27   required real estate sales documentation;

28   j)   preparing and transmitting to said prospective buyers and said sellers all

1		required real estate sales documentation for signature;
2	k)	verifying the sale of said listed properties with federal, state and/or local
3		registries; and
4	l)	providing for payment of host computer usage fees via the internet from
5		buyers and sellers who have consummated a sale.
1 2.		A remove self-service real estate brokerage system on the internet comprising:
2	a)	means for allowing sellers of real estate to provide property listing
3		information on a central host computer via the internet;
4	b)	means for allowing prospective buyers of real estate to access and
5		retrieve said property listing information via the internet;
6	c)	means for allowing said central host computer to obtain credit history data
7		pertaining to said prospective buyers from remote credit information
8		servers and communicating said credit history data to said sellers all via
9		the internet;
10	d)	means for permitting said sellers and said prospective buyers to schedule
11		showings of said real estate and to negotiate the terms of sale of said real
12		estate all via the internet;
13	e)	means for providing said sellers and said prospective buyers via the
14		internet all documentation necessary to consummate the sale of said real
15		estate;
16	f)	means for verifying with federal, state and/or local registries via the
17		internet the sale of said real estate; and
18	g)	means for paying the operator of said central host computer via the
19		internet for use of the subject self-service real estate brokerage system.
1 3.		A remote self-service real estate brokerage system on the internet comprising;
2	a)	a host system;
3	b)	a plurality of remote data terminals and processors;
4	c)	processing means within said host system including a central processing
5		unit and associated memory means;
6	d)	data transmission means providing a signal path for data exchange

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1		between said host system and said plurality of data terminals and
2		processors;
3	e)	communications means associated with said host system, said
4		communications means being controlled by said processing means to
5		provide and receive data transmissions between said host system and
6		said remote terminals.
7	f)	data storage means within said host system, said data storage means
8		maintaining a plurality of data records and files of different types including
9		property records, seller records, buyers records, prospective sales records
10		and sales records;
11	g)	means for allowing said central host computer to obtain credit history data
12		pertaining to said prospective buyers from remote credit information
13		servers and communicating said credit history data to said sellers all via
14		the internet;
15	h)	means for permitting said sellers and said prospective buyers to schedule
16		showings of said real estate and to negotiate the terms of sale of said real
17		estate all via the internet;
18	i)	means for providing said sellers and said prospective buyers via the
19		internet all documentation necessary to consummate the sale of said real
20		estate;
21	j)	means for verifying with federal, state and/or local registries via the
22		internet the sale of said real estate; and
23	k)	means for paying the operator of said central host computer via the
24		internet for use of the subject self-service real estate brokerage system.